

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: June 5, 2014, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Thomas Enright, Eric Hertfelder, John Allen, Mary Millard

Also Present: Andrew Teitz, Esq.

Absent: Victor Cabral

Chairman Lima brought the meeting to order at 7:02PM.

The minutes of the May 1, 2014, meeting were approved as presented (Hertfelder/Allen 5-0).

1. 14-001B 448 Hope St., Bristol Oyster Bar signs

Restaurant owner Peter Sebring presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is for two vertical signs to be erected on the brick façade of the restaurant. Mr. Sebring stated that hardware used to secure the signs would be inserted in the mortar and not the brick. Signs are to have a black crushed glass background with raised gold leaf borders, and lettering.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-001B as presented for two signs as shown in exhibits in accordance with Secretary of the Interior Standard #9 (Enright/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Mary Millard

2. 14-035 500 Hope St., Bristol Art Museum signs

Museum President, Patricia Woods presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is to erect a new sign at the corner of Hope and Wardwell Sts. to indicate museum location.

The sign is 45" long constructed from 9 gauge aluminum plate with an extruded aluminum square sign pole finished with white baked enamel. There was some discussion regarding the pole material with Chairman Lima and Member Millard stating they felt it should be of wood construction. The remaining members thought the design called for the sleek aluminum.

Chairman Lima invited comments from the public. There were none.

HDC

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A motion was made to approve Application 14-035 as presented for the proposed design with no directional arrow in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Enright 3-2 (Lima, Millard dissenting).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10.

Project Monitor: Mary Millard

**3. 14-037 217 Hope St., Unit #2, Vincent DiPalma
install air conditioner**

Property owner Vincent DiPalma presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is for a ductless air conditioner on the west elevation rear deck. There will be minimal visual impact and these units have been previously approved for this building.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-037 as presented for installation of an air conditioner on the rear deck in accordance with Secretary of the Interior Standard #9 (Enright/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: John Allen

**4. 14-038 412 Thames St., Cynthia Daniels
1. install fence; 2. replace fence**

Property owner Cynthia Daniels presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Q and new R, S. Ms. Daniels has already installed two sections of fence and is returning after a ruling by the Zoning Officer that the fence can remain installed on the cement wall which he stated was at grade level. Ms. Daniels stated that the front fence design matches previously approved fence and that she will reverse the pieces to correctly face the neighbor. The installed stockade fence cannot be seen from the street and she would like to continue installing stockade on the remaining property line which is on the south side of the property. Member Allen stated he would not approve the stockade style if it were not already installed. Ms. Daniels stated she will add an additional 1.3 units of fence at the front of the property.

Chairman Lima invited comments from the public. Abutting owner to the south, Robin Karian stated that at this time there are several styles of fence on the line and it is a “hodgepodge” and she is disappointed in the look.

A motion was made to approve Application 14-038 as presented with the installed fence to be reversed with addition of a 1.3 unit section and approval for the stockade style fence in the rear in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also noted that the stockade fence cannot be seen from the street.

Project Monitor: Mary Millard

**5. 14-043 118 High St., Mary Lotuff Feeny
repairs to soffits, corner boards, porch crown molding, fascias, gutters, porch deck,
front stairs**

Property owner Mary Feeny presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to make repairs to porch, stairs and various deteriorated areas. Also presenting was Adelino Almeida, contractor, who said the crown molding on the porch will be custom replicated if not available as a stock item.

Because the application had incomplete details, Solicitor Teitz stated that before a permit to make the repairs is issued, a complete list of proposed work to be done at this time is a requirement prior to approval.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-043 as presented with the condition that a written list of materials and exact work with pictures of the stairs and porch with crown molding be submitted and the work be completed using “in kind” material in accordance with Secretary of the Interior Standard #6 (Allen/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6

Project Monitor: John Allen

**6. 14-044 19 Summer St., Trish and Mark Sitcoske
1. new shed; 2. install fence; 3. install driveway pavers**

Property owner Mark Sitcoske presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is to install a new 6x8 wood shed as shown in exhibits in the rear of the property. To install an open picket wood fence on the west elevation as shown in Exhibit D and wood fence on the north and east property lines as show in Exhibit F. Also to install pavers in the driveway as pictured in Exhibit J.

Member and Project Monitor Hertfelder stated that on a site inspection he noted an almost identical on the abutting property.

Chairman Lima invited comments from the public. Ed Westin of 14 Union St. an abutter stated he thought identical fence was to be installed on all three sides. Carol Wardwell of 38 Union St.

asked specifically why there was no zoning approval needed. Solicitor Teitz stated that any zoning questions would be addressed by a Zoning Officer decision.

Todd Roper of 30 Union St. stated, “before a decision on this application is made other decisions should be addressed.” He stated that a revised building permit had not yet been issued. Solicitor Teitz stated that the project is, “still in HDC compliance.” Mr. Roper noted that the original structure had essentially been demolished and asked why this was not considered before the HDC and the public. Solicitor Teitz stated that the Building Official determined that powder post beetle damage was too extensive and the original framing would not support new construction.

A motion was made to approve Application 14-044 as presented for new wood fences on the east, north and west property lines as shown in exhibits and for a new wood 6’x8’ shed and new concrete driveway pavers in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

Project Monitor: Eric Hertfelder

7. 14-047 124 Hope St., Matthew Holland
1. replace windows; 2. remove cement stairs

Property owner Matt Holland presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Regarding removal of cement stairs, Mr. Holland noted that there was an insurance company issue – in order to keep them he would be required to install hand rails. He would like to remove the stairs and plant the area with grass.

Regarding the windows, HDC members have visited the site to inspect the windows and are in agreement that they are in a deteriorated state and there are several different window styles installed at the present time. The owner would like to replace all windows with Pella all wood windows with 2/2 sash as was approved for the kitchen renovation. Member Hertfelder stated that a 6/6 sash would be the most appropriate but as there is no consistent sash now and given street location and owner preference he would be comfortable with 2/2 sash replacements.

The owner stated that the windows would be replaced in stages as finances allowed and storm windows would be removed.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-047 as presented to remove the cement stairs in the front of the house and to replace windows with Pella Architect Series all wood windows with 2/2 sash and to remove the storm windows in accordance with Secretary of the Interior Standards #3, 9 (Enright/Allen 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 3, 9

Project Monitor: John Allen

**8. 14-049 30 Walley St., Kerry Tyson
gate**

Property owner requested extension of application hearing to the July 10, 2014, meeting

A motion was made to continue Application 14-049 to the July 10, 2014, meeting (Hertfelder/Allen 5-0).

**9. 14-053 825 Hope St., Emilio and Vicki Iannuccillo
replace two gliding doors**

Property owner's Emilio and Vicki Iannuccillo presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is to replace aluminum doors with broken seals on the sliders with white vinyl patio doors. These doors are used as windows not as doors.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-053 as presented for replacement of aluminum gliding doors with vinyl gliding doors in accordance with Secretary of the Interior Standard #9 (Enright/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9, also the replacement is for twenty year old cast aluminum doors.

Project Monitor: Thomas Enright

**10. 14-058 85 High St., David and Laura Jacobs
replace gutters**

Carpenter Adelino Almeida presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. The applicant would like to replace the deteriorated wood gutters with an Azek replacement. Commission members voiced concern regarding the use of the Azek material and if the completed replacement would exactly replicate the original. Member Hertfelder questioned what happens under gutter and would like to see a sample of existing gutter and molding and a sample of replacement Azek gutter with molding.

Applicant is to prepare the samples for viewing by the Project Monitor, Oryann Lima, on site with the application being continued to the July meeting.

Chairman Lima invited comments from the public. There were none.

A motion was made to continue Application 14-058 to the July 10, 2014, meeting following the Project Monitor site viewing of the aforementioned samples (Enright/Hertfelder 5-0).

Project Monitor: Oryann Lima

- 11. 14-060 101 Ferry Rd., Blithewold, Inc.**
1. reconstruct stone pier, wood deck, pilings; 2. add floating dock and ramp

Karen Binder, Director, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to reconstruct in kind a pre-existing stone pier including new pilings and a floating dock with a ramp. The project is slated for August 2014.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-060 as presented for reconstruction in kind of the stone pier, dock and ramp in accordance with Secretary of the Interior Standards #5, 6, 9 (Allen/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 5, 6, 9

Project Monitor: Eric Hertfelder

- 12. 14-062 232 Hope St., Louis and Catherine Sousa**
add copper gutters

Property owner Louis Sousa presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Applicant is in process of painting house and would like to add new copper gutters to the south elevation side door. One section is 7' long and the second is 5' long. The gutters will be handmade in Tiverton to match existing.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-062 as presented for the addition of copper gutter system to match existing in accordance with Secretary of the Interior Standard #9 (Enright/Allen 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Oryann Lima

- 13. 14-063 72 Thames St., Thomas Pasqual**
1. add dormers; 2. re-roof; 3. add rear deck; 4. re-point chimney; 5. replace fence; 6. restore trim

Property owner Thomas Pasqual presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Mr. Pasqual stated the front of the building would

remain the same with the addition only of a storm window on the third floor. The front porch is to be re-roofed using rubber roof system; stairs and porch deck to be replaced with mahogany. The new windows for the dormers are to be Anderson vinyl clad wood with 1/1 sash to match existing.

As many details for the dormers, gutters , materials for the rear decks; trim were missing from the application it was decided to require a new set of plans totally corrected and complete before Certificate of Appropriateness is issued. The existing plans were marked for areas to be clarified with a copy to be given to applicant. The Project Monitor will review the revised plans and approve if determined appropriate. The applicant will be asked to return to a future meeting if plans are not acceptable.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-063 renovations on the condition that all items marked on the original plans along with manufacturer's product sheets are clarified and are approved by the project monitor, Thomas Enright. If project monitor is not able to determine appropriateness, the applicant will return to a future meeting for further hearing. Decision is in accordance with Secretary of the Interior Standards #6, 9, 10 (Hertfelder/Allen 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9, 10. Also this currently aluminum sided building with vinyl windows is subject to more lenient handling in allowing man made material for windows and doors.

Project Monitor: Thomas Enright

- 14. 14-064 22-26 Burnside St., Herreshoff Marine Museum**
1. restore cupola (trim, weather vane, replace windows); 2. re-roof; 3. restore sagging roof section; 4. gutters and downspouts; 5. storm windows

As no one was in attendance to present the application a motion was passed to continue to the August 7, 2014, meeting (Allen/Enright 5-0).

- 15. 14-068 325 Hope St., Alfred Brazil**
1. replace wood gutters and bed moldings; 2. replace fascia boards; 3. replace downspouts; 4. replace trim as necessary

Contractor Sam Booth presented for the owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Mr. Booth stated that the current wood gutters are about twenty-five years old and there are different size gutters on the building. The current gutters are applied directly to the fascia board and are of a standard shape. Replacement for the gutter on the east side is 4x6 with new 1 ¾ bed molding; and south side 4x5 with ¾ bed molding under gutter.

He plans to use fir replacement gutters and pre-primed wood for the moldings, fascia boards and trim.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 14-068 as presented with the option of using 1¾” bed molding on south side to match east elevation in accordance with Secretary of the Interior Standards #6, 9 (Allen/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9

Project Monitor: John Allen

**16. 14-056 10 Milk St., Antonio Simas
CONCEPT REVIEW: 1. replace siding shingles; 2. replace windows; 3. remodel bulkhead**

Mr. Joe Simas brother of the applicant presented. Mr. Simas would like to replace the wood shingles on his house with vinyl siding and to replace wood windows with vinyl windows using Azek for the window frames. He would also like to remodel the bulkhead and submitted a sketch showing the design. Commission members felt the remodeled bulkhead would be appropriate.

However, Chairman Lima told Mr. Simas that the historically the Commission has never agreed to replace wood siding with vinyl – that requests for vinyl siding had never been approved. The majority of members when polled stated that they would not approve vinyl replacement siding.

Mr. Allen stated that the Commission has made it a practice to inspect wood windows that have requests to be replaced and would like to propose a site visit. Chairman Lima agreed with Mr. Allen that a site visit is in order.

A site visit was scheduled with the agreement of the owner for Monday, June 16, 2014, at 9am.

Staff Report:

Staff Approvals – May =9 , copy attached

Project Monitor Report(s)

Member Millard reported that the sign for 295 Hope St., Aqua, had been installed as approved.

Adjourn:

A motion to adjourn was unanimously passed at 10:50pm

SC

Date Approved: July 7, 2014

BRISTOL HISTORIC DISTRICT COMMISSION

Monthly Sign-Off Report May, 2014

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
5/1	14-055	115 Bradford	Re-roof
5/1	14-057	217 Hope, Unit #2	Replace deck mahogany deck
5/6	14-059	63 Church	Re-roof
5/8	14-061	232 Hope	Repairs/replacement rotted wood soffits, sills, molding in various areas prior to painting
5/13	14-066	190 Hope	Replace asphalt driveway
5/15	14-067	23 Noyes	Re-roof
5/15	14-069	44 Constitution	Re-roof
5/29	14-076	6 Central	Repair window trim; re-roof dormer; re-point chimney
5/29	14-077	474 Hope	Partial re-roof; repairs to deteriorated fascia board and dentals 2 nd floor n-e corner